



55 Bickford Street, Richmond

Magnificent Metricon Masterpiece of Executive Luxury & Family Excellence

Best Offers By Tuesday 28th July @ 12:00pm

Built by Metricon, this exceptional two-storey residence showcases the perfect fusion of luxurious family living, premium craftsmanship, and cutting-edge technology. Thoughtfully designed with grand proportions and an uncompromising attention to detail, this executive home delivers an extraordinary lifestyle in one of Richmond's most desirable city-fringe locations.

From the moment you arrive, the home's commanding street presence sets the tone for the quality that awaits within. A wider front entry, soaring raised ceilings to the ground floor, elegant timber staircase with glass balustrade, and refined contemporary finishes create an immediate sense of sophistication and space.

Offering a highly functional family floorplan, the lower level features a guest bedroom with direct bathroom access, multiple living zones including a formal lounge, expansive open-plan family and dining area, and a dedicated sitting room, allowing every member of the family their own space to relax or entertain. A separate study provides

5 3 4

FOR SALE

Best Offers By | \$1.825M - \$1.950M

VIEW

Tue 21st Jul @ 5:40PM - 6:10PM

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the ideal work-from-home environment and offers flexibility for growing families.

At the heart of the home lies a magnificent chef's kitchen, beautifully appointed with premium Smeg appliances, including dual ovens, an integrated microwave, built-in dishwasher, generous island bench, walk-in pantry, and fully equipped butler's pantry. A stunning window splashback floods the space with natural light while creating a seamless connection to the outdoor entertaining area.

Accommodation has been thoughtfully arranged across the upper level, comprising four generous bedrooms. The luxurious master suite is a true parents' retreat, featuring three separate built-in wardrobes, a spacious walk-in robe, and an elegant ensuite complete with twin vanities. The remaining bedrooms all include built-in robes and are serviced by a beautifully appointed family bathroom featuring two bathtubs, perfectly catering to busy family life. A valuable upstairs retreat provides an additional living area, ideal as a children's lounge or quiet reading space.

Sliding doors open effortlessly to the covered alfresco entertaining area, complete with a gas connection for BBQs, creating the perfect setting for entertaining family and friends. The secure rear yard also offers roller door vehicle access, a quality garden shed, and beautifully maintained low-maintenance grounds.

Equally impressive is the home's extensive list of premium inclusions. A Daikin ducted reverse-cycle air conditioning system ensures year-round comfort, while a Tesla Powerwall 2 with 13.2kWh battery storage, 5kW solar system, three-phase power, dual instant gas hot water systems, comprehensive Ring security system, Home Hub with LAN connections throughout, and premium insulation deliver outstanding energy efficiency, technology, and peace of mind.

Positioned close to everyday amenities, the home enjoys easy access to cafés, restaurants, Hilton Plaza, and public transport, while Adelaide CBD is less than 15 minutes away. Grange Beach and West Beach are also only a short drive away, delivering an enviable city-to-coast lifestyle. Families will appreciate proximity to Richmond Primary School, Cowandilla Primary School, Tennison Woods Catholic School, and Plympton International College.

Key Features

- Magnificent Metricon-built Home
- Five spacious bedrooms plus dedicated study
- Luxurious master suite with walk-in robe, three built-in robes, and ensuite with twin vanities
- Upstairs retreat providing a valuable third living area
- Multiple ground floor living zones including formal lounge, family room, dining and sitting area
- Grand raised ceilings throughout the ground floor
- Designer chef's kitchen with premium Smeg appliances
- Dual Smeg ovens, built-in microwave and integrated dishwasher
- Walk-in pantry plus fully appointed butler's pantry
- Beautiful kitchen window splashback providing abundant natural light
- Spacious family bathroom with two bathtubs
- Timber staircase with elegant glass balustrade
- Daikin ducted reverse-cycle air conditioning
- Tesla Powerwall 2 with 13.2kWh battery storage
- 5kW solar system with 270W panels
- Three-phase electricity
- Dual instant gas hot water systems
- Ring security system with video doorbells and front security cameras

- Home Hub with LAN access points to bedrooms
- Surround sound speaker cabling provisions to lounge
- Security doors to all external entrances and lockable windows
- Double garage with internal access and extensive built-in storage
- Rear roller door access for additional vehicle, trailer or boat storage
- Gas BBQ connection to alfresco entertaining area
- Motorised front pedestrian gate
- " Garden shed with double-door access
- " Minutes to cafés, Hilton Plaza, public transport and Adelaide CBD
- Close to Richmond Primary School, Cowandilla Primary School, Tennison Woods Catholic School and Plympton International College

Specifications

Title: Torrens Title

Year built: 2018

Land size: 510 sqm (approx)

Council: City of West Torrens

Council rates: TBC

ESL: TBC

SA Water & Sewer supply: TBC

All information provided including, but not limited to, the property's land size, floorplan, floor size, building age and general property description has been obtained from sources deemed reliable. However, the agent and the vendor cannot guarantee the information is accurate and the agent, and the vendor, does not accept any liability for any errors or oversights. Interested parties should make their own independent enquiries and obtain their own advice regarding the property. Should this property be scheduled for Auction, the Vendor's Statement will be available for perusal by members of the public 3 business days prior to the Auction at the offices of LJ Hooker Mile End at 206a Henley Beach Road, Torrensville and for 30 minutes prior to the Auction at the place which the Auction will be conducted. RLA 242629

MORE DETAILS

Property ID	YKZHDM
Property Type	House
Land Area	510 m2
Including	Ensuite
	Air Conditioning
	Built-in-Robes
	Close to Schools
	Close to Shops
	Close to Transport
	Roller Door Access
	Window Treatments

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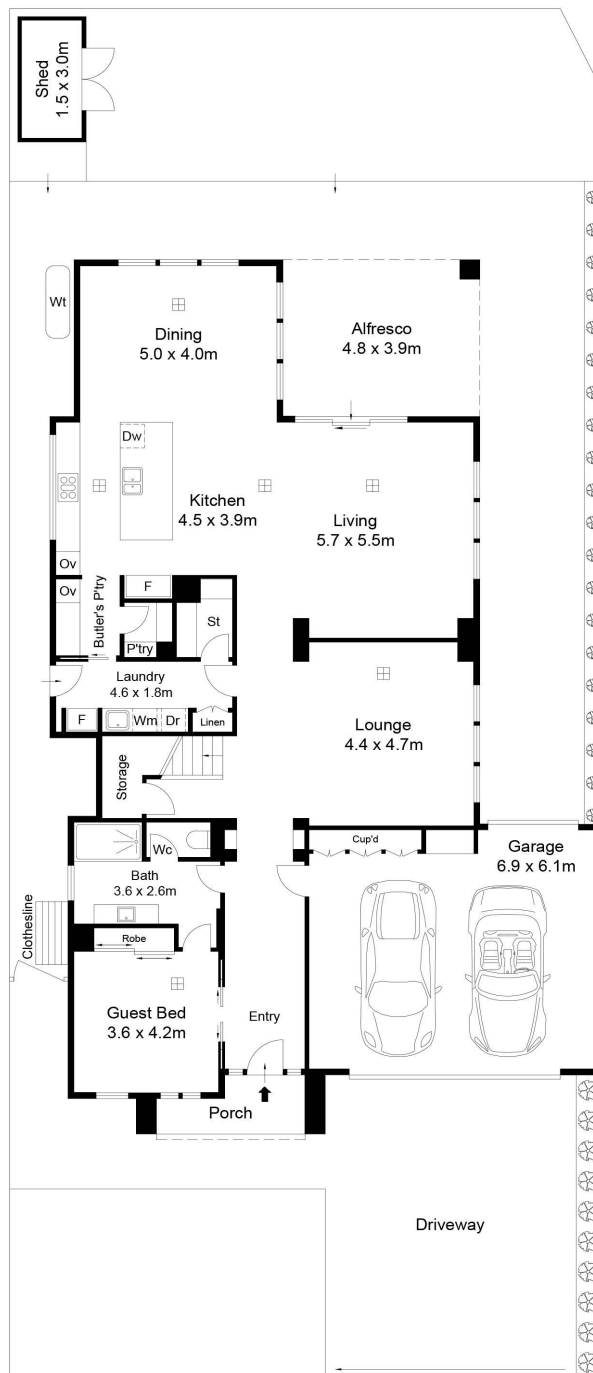
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Bickford Street
Ground Floor

Living	328.8m ²
Alfresco	18.7m ²
Porch	4.5m ²
Garage	42.1m ²
Shed	4.5m ²
Total	398.6m ²



First Floor

Scale in metres. This drawing is for illustration purposes only. All measurements are approximate and details intended to be relied upon should be independently verified.

 **LJ Hooker**